



DEVELOPMENT APPLICATION FORM

Application Form: All Applications | Rev. 01/24/2023

INSTRUCTIONS: The following information is required pursuant to the City's Unified Land Development Regulations (ULDR). The development application form must be filled out accurately and all applicable sections must be completed. Only complete the sections indicated for application type with N/A for those section items not applicable. Refer to "Specifications for Plan Submittal" by application type for information requirements for submittal. Select the application type and approval level in **SECTION A** and complete the sections specified.

A APPLICATION TYPE AND APPROVAL LEVEL *Select the application type from the list below and check the applicable type.*

<input type="checkbox"/> LEVEL I ADMINISTRATIVE REVIEW COMMITTEE (ADMIN) New nonresidential less than 5,000 square feet Change of use (same impact or less than existing use) Plat note/Nonvehicular access line amendment Administrative site plan Amendment to site plan* Property and right-of-way applications (MOTs, construction staging) Parking Agreements (separate from site plans)	<input type="checkbox"/> LEVEL II DEVELOPMENT REVIEW COMMITTEE (DRC) New Nonresidential 5,000 square feet or greater Residential 5 units or more Nonresidential use within 100 feet of residential property Redevelopment proposals Change in use (if great impact than existing use) Development in Regional Activity Centers (RAC)* Development in Uptown Project Area* Regional Activity Center Signage Design Review Team (DRT) Affordable Housing (≥10%)	<input type="checkbox"/> LEVEL III PLANNING AND ZONING BOARD (PZB) Conditional Use Parking Reduction Flex Allocation Cluster / Zero Lot Line Modification of Yards* Waterway Use Mixed Use Development Community Residences* Social Service Residential Facility (SSRF) Medical Cannabis Dispensing Facility* Community Business District for uses greater than 10,000 square feet	<input type="checkbox"/> LEVEL IV CITY COMMISSION (CC) Land Use Amendment Rezoning Plat Public Purpose Use Central Beach Development of Significant Impact* Vacation of Right-of-Way City Commission Review Only <i>(review not required by PZB)</i> Vacation of Easement*
COMPLETE SECTIONS B, C, D, G	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F	COMPLETE SECTIONS B, C, D, E, F
<input type="checkbox"/> EXTENSION Request to extend approval date for a previously approved application	<input type="checkbox"/> DEFERRAL Request to defer after an application is scheduled for public hearing	<input type="checkbox"/> APPEAL/DE NOVO Appeal decision by approving body De Novo hearing items	<input type="checkbox"/> PROPERTY AND ROW ITEM Road closures Construction staging plan Revocable licenses
COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, H	COMPLETE SECTIONS B, C, E

*Application is subject to specific review and approval process. Levels III and IV are reviewed by Development Review Committee unless otherwise noted.

B APPLICANT INFORMATION *If applicant is the business operator, complete the agent column and provide property owner authorization.*

Applicant/Property Owner		Authorized Agent	
Address		Address	
City, State, Zip		City, State, Zip	
Phone		Phone	
Email		Email	
Proof of Ownership		Authorization Letter	
Applicant Signature:		Agent Signature:	<i>Courtney Callahan Crush</i>

C PARCEL INFORMATION

Address/General Location	
Folio Number(s)	
Legal Description (Brief)	
City Commission District	
Civic Association	

D LAND USE INFORMATION

Existing Use	
Land Use	
Zoning	
Proposed	<i>Applications requesting land use amendments and rezonings.</i>
Proposed Land Use	
Proposed Zoning	

E PROJECT INFORMATION *Provide project information. Circle yes or no where noted. If item is not applicable, indicate N/A.*

Project Name									
Project Description (Describe in detail)									
Estimated Project Cost	\$	<i>(Estimated total project cost including land costs for all new development applications only)</i>							
Affordable Housing Number of Units		30%	50%	60%	80%	100%	120%	140%	



Waterway Use					
Flex Units Request					
Commercial Flex Acreage					
Residential Uses					
Single Family					
Townhouses					
Multifamily					
Cluster/Zero Lot Line					
Other					
Total (dwelling units)					
Unit Mix (dwelling units)	<table border="1"> <tr> <td>Studio or Efficiency</td> <td>1- Bedroom</td> <td>2- Bedroom</td> <td>3+ Bedroom</td> </tr> </table>	Studio or Efficiency	1- Bedroom	2- Bedroom	3+ Bedroom
Studio or Efficiency	1- Bedroom	2- Bedroom	3+ Bedroom		

Traffic Study Required	
Parking Reduction	
Public Participation	
Non-Residential Uses	
Commercial	
Restaurant	
Office	
Industrial	
Other	
Total (square feet)	

F PROJECT DIMENSIONAL STANDARDS *Indicate all required and proposed standards for the project. Circle yes or no where indicated.*

	Required Per ULDR	Proposed	
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
SETBACKS (Indicate direction N,S,E,W)	Required Per ULDR	Proposed	
Front [____]			
Side [____]			
Corner / Side [____]			
Rear [____]			
<i>For projects in Downtown, Northwest, South Andrews, and Uptown Master Plans to be completed in conjunction with the applicable items above.</i>			
	Required Per ULDR	Proposed	Deviation
Tower Stepback			
Front / Primary Street [____]			
Sides / Secondary Street [____]			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			

G AMENDED PROJECT INFORMATION *Provide approved and proposed amendments for project. Circle yes or no where indicated.*

Project Name			
Proposed Amendment Description <i>(Describe in detail)</i>			
	Original Approval	Proposed Amendment	Amended
Residential Uses <i>(dwelling units)</i>			
Non-Residential Uses <i>(square feet)</i>			
Lot Size (Square feet/acres)			
Lot Density (Units/acres)			
Lot Width			
Building Height (Feet)			
Structure Length			
Floor Area Ratio (F.A.R)			
Lot Coverage			
Open Space			
Landscape Area			
Parking Spaces			
Tower Stepback			
Building Height			
Streetwall Length			
Podium Height			
Tower Separation			
Tower Floorplate (square feet)			
Residential Unit Size (minimum)			
Does this amendment require a revision to the traffic statement or traffic study completed for the project?			
Does this amendment require a revised water sewer capacity letter?			

H EXTENSION, DEFERRAL, APPEAL INFORMATION *Provide information for specific request. Circle approving body and yes or no.*

Project Name						
Request Description						
EXTENSION REQUEST		DEFERRAL REQUEST		APPEAL REQUEST / DE NOVO HEARING		
Approving Body		Approving Body		Approving Body		
Original Approval Date		Scheduled Meeting Date		30 Days from Meeting <i>(Provide Date)</i>		
Expiration Date <i>(Permit Submittal Deadline)</i>		Requested Deferral Date		60 Days from Meeting <i>(Provide Date)</i>		
Expiration Date <i>(Permit Issuance Deadline)</i>		Previous Deferrals Granted		Appeal Request		



Requested Extension <i>(No more than 24 months)</i>	
Code Enforcement <i>(Applicant Obtain by Code Compliance Division)</i>	

Justification Letter Provided	
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Indicate Approving Body Appealing	
De Novo Hearing Due to City Commission Call-Up	

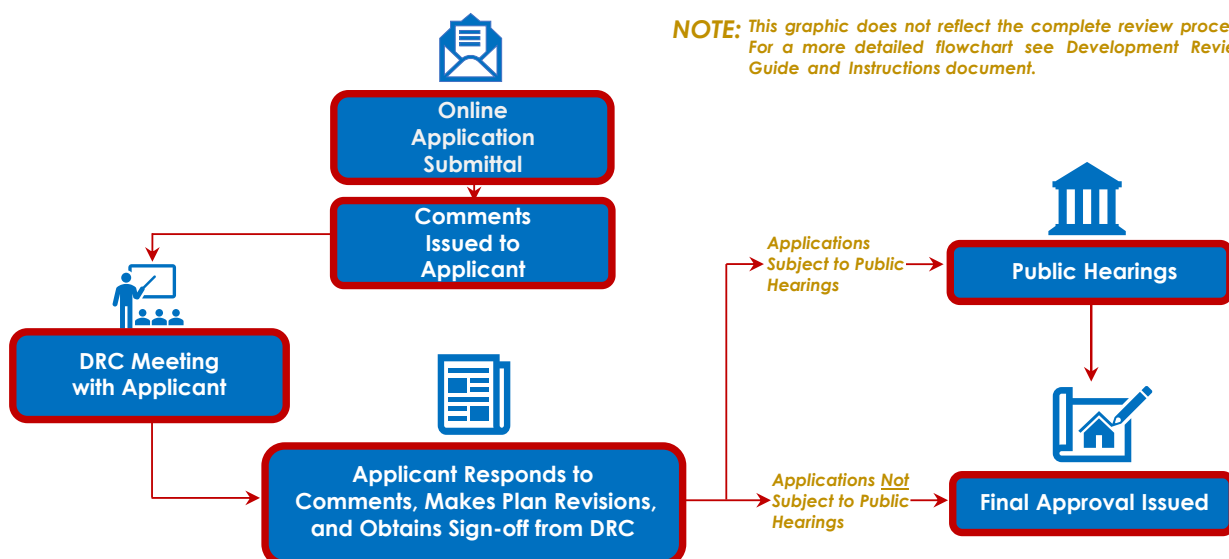
CHECKLIST FOR SUBMITTAL AND COMPLETENESS: The following checklist outlines the necessary items for submittal to ensure the application is deemed complete. Failure to provide this information will result in your application being deemed **incomplete**.

- Preliminary Development Meeting** completed on the following date: PROVIDE DATE
- Development Application Form** completed with the applicable information including signatures.
- Proof of Ownership** warranty deed or tax record including corporation documents and SunBiz verification name.
- Address Verification Form** applicant contact David Goodrum at 954-828-5976 or DGoodrum@fortlauderdale.gov
- Project and Unified Land Development Code Narratives** project narrative and the applicable ULDR sections and criteria as described in the specifications for submittal by application type.
- Electronic Files, File Naming, and Documents** consistent with the applicable specifications for application type, consistent with the online submittal requirements including file naming convention, plan sets uploaded as single pdf.
- Traffic Study or Statement** submittal of a traffic study or traffic statement.
- Stormwater Calculations** signed and sealed by a Florida registered professional engineer consistent with calculations as described in the specifications for plan submittal for site plan applications.
- Water and Wastewater Capacity Request** copy of email to Public Works requesting the capacity letter.

OVERVIEW FOR ONLINE SUBMITTAL REQUIREMENTS: Submittals must be conducted through the City's online citizen access portal [LauderBuild](#). No hardcopy application submittals are accepted. Below only highlights the important submittal requirements that applicants must follow to submit online and be deemed complete. View all the requirements at [LauderBuild Plan Room](#).

- **Uploading Entire Submittal** upload all documents at time the application is submitted to prevent delays in processing.
- **File Naming Convention** file names must adhere to the City's [File Naming Convention](#).
- **Reduce File Size** plan sets and other large files must be merged or flattened to reduce file size.
- **Plan Sets** plan sets like site plans, plats, etc. must be submitted as a single pdf file. Staff will instruct when otherwise.
- **Document Categories** choose the correct document category when uploading.

DRC PROCESS OVERVIEW: The entire development review process flowchart can be found in the [Development Application Guide and Instructions](#) document. Below is a quick reference flowchart with key steps in the process to guide applicants.



CONTACT INFORMATION: Questions regarding the development process or [LauderBuild](#), see contact information below.

GENERAL URBAN DESIGN AND PLANNING QUESTIONS
Planning Counter 954-828-6520, Option 5 planning@fortlauderdale.gov

LAUDERBUILD ASSISTANCE AND QUESTIONS
DSD Customer Service 954-828-6520, Option 1 lauderbuild@fortlauderdale.gov



Olakino House
UDP-S20009
 Site Plan Level IV – Site Plan Amendment Application
Narrative

Table of Contents

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Section 1. Summary of Site Plan Amendment

Olakino House proposes a site plan amendment to the project approved pursuant to case number UDP-S20009, which was approved a Development of Significant Impact (DSI), pursuant to Section 47-24.2A.5.c of the City of Fort Lauderdale (“City”) Unified Land Development Regulations (“ULDR”).

This amendment seeks to add eighteen dwelling units and two residential floors with additional parking in the same building form and design.

The project design remains the same which was and is compatible with the new construction in the area. The structures were designed to create shifting forms and planes that break down scale, open views, allow cohesive indoor/outdoor living spaces, and create a rhythm and texture on the facades that during the day come to life with the movement of the southern sunlight, and in the evening create dynamic patterns of light and reflections along the waterfront. The interlocking forms create an individual dwelling scale within an overall fabric.

Olakino House as approved and as proposed to be amended, has been designed to be compatible with the multi-family district of the Central Beach Area which is devoted primarily to exiting multi-family residential structures and uses of varying architectural themes, densities, mass, and height.

On November 8, 2023, the Applicant met with City staff to present the proposed site plan amendment.

Summary of changes:

	Approved	Proposed
Dwelling Units	65	83
Height:	120' / 11 Stories	144' / 13 Stories
Parking Spaces:	151	178
Setbacks:	Front (East) 20'-0 Side (North) 20'-0 Side (South) 20'-0 Rear (West) 20'-0	No Change
Lot Coverage	57.15%	57.15%

Section 2: Section 47-24.2.A.5.c - Amendment to Approved Site Plan

This site plan amendment application is made pursuant to ULDR Section 47-24.2.A.5.c, which states that an applicant may amend its previously approved site plan as prescribed herein.

Sec. 47-24.2. - Site plan development permit.

- A. *Site plan level I, level II, level III, and level IV.*
- 5. *Amendments to site plan.*
 - a. *If the applicant wishes to change the development from that approved in accordance with this section, the amendment will be required to be reviewed as a new development in accordance with the procedure for such development, except for administrative approval of an amendment in accordance with subsection A.5.b.*
 - b. *Administrative approval of amendments to site plan level III or IV.*
 - ii. *Amendment to a site plan level III or level IV permit which has been approved by the planning and zoning board or the city commission pursuant to the ULDR may be approved by the director, subject to Commission Request for Review as follows:*
 - a) *Any modification to increase floor area or height to a proposed or existing building, that does not exceed five percent (5%) of the existing or approved floor area or height.*
 - b) *Any modification to reduce yards or setbacks up to five percent (5%) of the existing or approved yard or setback, that does not violate the required minimum yard or setback; the building has not already received an approved yard modification; and the original architectural style and site character is maintained.*
 - iii. *More than one (1) modification of an approved development plan as described in i. or ii. above may be approved by the director without review and approval by the planning and zoning board or city commission, provided that the total modifications do not exceed the maximum permitted as provided therein.*
 - iv. *Notice of application for modification as provided in subsection ii. shall be provided by the applicant to the presidents of homeowner associations and presidents of condominium associations, or both, representing property within three hundred (300) feet of the applicant's property. Notice shall be in the form provided by the department and mailed on the date the application is accepted by the department. The names and addresses of homeowner associations shall be those on file with the city clerk.*
 - c. *Other amendments. If the applicant wishes to change the development to an extent which exceeds the authority of the department to approve amendments as provided in subsection A.5.b. i or ii, the proposed amendment to the site plan level III or level IV permit will be required to be reviewed by the department and forwarded to the body which gave final approval to the original development permit. All approvals of amendments to a development permit by the Planning and Zoning Board shall be subject to City Commission Request for Review.*

The Applicant is proposing to amend Olakino House which may exceed the authority of the department to approve the amendments. The amendment proposes an increased number of units (18), increased parking spaces and two residential floor height increases in the two towers.

Section 3: Section 47-12.4.1 – Table of dimensional requirements for the Central zoning district.

Intracoastal Overlook Area (IOA) District.

Setbacks.

- a. **Front yard: twenty (20) feet.**
- b. **Side yard: twenty (20) feet.**
- c. **Rear yard: twenty (20) feet.**
- d. **Rear yard: twenty (20) feet.**

The site plan amendment for Olakino House does change the approved setbacks, which are consistent with the buildings in the IOA and meet prior and current code.

Height.

No structure shall exceed one hundred twenty (120) feet.

A beach development permit may be issued for a development with a height that exceeds the maximum structure height as provided in Section 47-12.4.1 by up to twenty (20) percent but not exceeding a height of one hundred forty-four (144) feet, provided that the structure has a maximum floorplate of sixteen thousand (16,000) square feet and the development permit is subject to city commission approval pursuant to Section 47-12.6. The building is proposed at a height of 144 feet.

Density.

- a. **Residential: seventy (70) dwelling units per acre.**
- b. **Hotels: ninety (90) rooms per acre.**

The Property is 1.538 acres, and thus permits 107 dwelling units; the approved project had 65 dwelling units and as amended will consist of 83 residential units. The previously approved site plan was approved as a development of significant impact per IOA district. ULDR Sec. 47-12.5.d.1.d.

The IOA permits a variety of uses shown on the City’s Table of Permitted uses, including restaurants, residences, hotels, etc.

Olakino House is a residential project; residential dwelling units are permitted in the IOA.

- 5. **Length and width. The maximum Building length and width of a structure shall be two hundred (200) feet.**

The approved length of the Olakino podium is 368’, and this length remains unchanged from the approved site plan and meets the ULDR requirements by proposing a low height of 36’ where a 65’ podium is permitted.

Section 4: Section 47-25.2 Adequacy Requirements

- A. *Applicability.*** The adequacy requirements set forth herein shall be used by the city to evaluate the demand created on public services and facilities created by a proposed development permit.

The plans are in accordance with the adequacy requirements, as set forth below.

- B. *Communications network.*** Buildings and structures shall not interfere with the city's communication network. Developments shall be modified to accommodate the needs of the city's communication network, to eliminate any interference a development would create or otherwise accommodate the needs of the city's communication network within the development proposal.

Applicant will comply with City requirements.

- C. *Drainage facilities.*** Adequacy of stormwater management facilities shall be evaluated based upon the adopted level of service requiring the retention of the first inch of runoff from the entire site or two and one-half (2 1/2) inches of runoff from the impervious surface whichever is greater.

Stormwater management facilities will not be negatively impacted by the approval and construction of Olakino House and all adopted levels of service for runoff from the Property will be maintained.

- D. *Environmentally sensitive lands.***
 - 1.** In addition to a finding of adequacy, a development shall be reviewed pursuant to applicable federal, state, regional and local environmental regulations. Specifically, an application for development shall be reviewed in accordance with the following Broward County Ordinances which address environmentally sensitive lands and wellfield protection which ordinances are incorporated herein by reference.
 - 2.** The applicant must demonstrate that impacts of the proposed development to environmentally sensitive lands will be mitigated.

Olakino House does not involve any environmentally sensitive land.

- E. *Fire protection.*** Fire protection service shall be adequate to protect people and property in the proposed development. Adequate water supply, fire hydrants, fire apparatus and facilities shall be provided in accordance with the Florida Building Code, South Florida Fire Code and other accepted applicable fire and safety standards.

Olakino House is designed with adequate water supply, fire hydrants, and fire apparatuses, as required by applicable codes, and as shown on the site plan application.

- F. *Parks and open space.***

1. The manner and amount of providing park and open space is as provided in Section 47-38A, Park Impact Fees, of the ULDR.
2. No building permit shall be issued until the park impact fee required by Section 47-38A of the ULDR has been paid in full by the applicant.

The required Park Impact fee will be paid.

- G. *Police protection.*** Police protection service shall be adequate to protect people and property in the proposed development. The development shall provide improvements which are consistent with Crime Prevention Through Environmental Design (CPTED) to minimize the risk to public safety and assure adequate police protection.

Police protection service is available to service the people located within the Property. The Project will provide improvements that are consistent with Crime Prevention through Environmental Design, particularly as to lighting and landscaping for the pedestrian amenities.

H. *Potable water.*

1. Adequate potable water service shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation and maintenance of potable water systems in accordance with city engineering standards, the Florida Building Code, and applicable health and environmental regulations. The existing water treatment facilities and systems shall have sufficient capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which potable water treatment capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-283, as it is amended from time to time. Improvements to the potable water service and system shall be made in accordance with city engineering standards and other accepted applicable engineering standards.

2. *Potable water facilities.*

- a. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.
- b. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the development.
- c. Where the county is the projected service provider, a similar written assurance will be required.

The Property is located within the City service area, and the Applicant has requested confirmation that there is available potable water service for Olakino House.

I. Sanitary sewer.

1. If the system is tied into the city treatment facility, the available capacity shall be determined by subtracting committed capacity and present flow from the design capacity. If there is available capacity, the city shall determine the impact of the proposed development utilizing Table 3, Water and Wastewater, on file with the department.

2. If there is adequate capacity available in the city treatment plant to serve the proposed development, the city shall reserve the necessary capacity to serve the proposed development.

3. Where the county is the projected service provider, a written assurance will be required.

4. Where septic tanks will be utilized, the applicant shall secure and submit to the city a certificate from the Broward County Health Unit that certifies that the site is or can be made suitable for an on-site sewage disposal system for the proposed use.

The Property is within the City's service area, and the Applicant has requested confirmation that there is available sanitary sewer service for Olakino House.

J. Schools. For all development including residential units, the applicant shall be required to mitigate the impact of such development on public school facilities in accordance with the Broward County Land Development Code or section 47-38C. Educational Mitigation, as applicable and shall provide documentation to the city that such education mitigation requirement has been satisfied.

Olakino House proposes 83 residential units, and the applicant has contacted the School Board regarding the appropriate mitigation for any additional impact on nearby schools.

K. Solid waste.

1. Adequate solid waste collection facilities and service shall be obtained by the applicant in connection with the proposed development and evidence shall be provided to the city demonstrating that all solid waste will be disposed of in a manner that complies with all governmental requirements.

2. **Solid waste facilities.** Where the city provides solid waste collection service and adequate service can be provided, an adequacy finding shall be issued. Where there is another service provider, a written assurance will be required. The impacts of the proposed development will be determined based on Table 4, Solid Waste, on file with the department.

Olakino House will utilize City Services. There are adequate solid waste collection facilities and service available for the Property.

L. Stormwater. Adequate stormwater facilities and systems shall be provided so that the removal of stormwater will not adversely affect adjacent streets and properties or the public stormwater facilities and systems in accordance with the

Florida Building Code, city engineering standards and other accepted applicable engineering standards.

Civil drawing demonstrates compliance with storm water requirements. No adverse impacts to the adjacent streets are anticipated from the stormwater systems.

M. *Transportation facilities.*

1. The capacity for transportation facilities shall be evaluated based on Table 1, Generalized Daily Level of Service Maximum Volumes, on file with the department. If a development is within a compact deferral area, the available traffic capacity shall be determined in accordance with Table 2, Flowchart, on file with the department.

2. *Regional transportation network.* The regional transportation network shall have adequate capacity, and safe and efficient traffic circulation to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the adopted traffic elements of the city and the county comprehensive plans and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is needed in order to evaluate the impacts of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit such a study to the city which will be considered by the DRC in its review. Roadway improvements needed to upgrade the regional transportation network shall be made in accordance with the city, the county, and Florida Department of Transportation traffic engineering standards and plans as applicable.

The proposed development will generate fewer than 1,000 daily trips. Twenty percent of the daily trips are not anticipated to arrive or depart within one half (1/2) hour. A Traffic Impact Statement is provided.

3. *Local streets.* Local streets shall have adequate capacity, safe and efficient traffic circulation, and appropriate functional classification to serve the proposed development. Adequate capacity and safe and efficient traffic circulation shall be determined by using existing and site-specific traffic studies, the city's comprehensive plan and accepted applicable traffic engineering standards. Site-specific traffic studies may be required to be made and paid for by the applicant when the city determines such a study is required in order to evaluate the impact of the proposed development on proposed or existing roadways as provided for in subsection M.4. An applicant may submit to the city such a study to be considered as part of the DRC review. Street improvements needed to upgrade the capacity or comply with the functional classification of local streets shall be made in accordance with the city engineering standards and acceptable applicable traffic engineering standards. Local streets are those streets that are not classified as federal, state or county roadways on the functional classification map adopted by the State of Florida.

The proposed development will generate fewer than 1,000 daily trips. Twenty percent of the daily trips are not anticipated to arrive or depart within one half (1/2) hour. A Traffic Impact Statement is provided.

4. *Traffic impact studies.*

- a. When the proposed development may generate over one thousand (1,000) daily trips; or**
- b. When the daily trip generation is less than one thousand (1,000) trips; and (1) when more than twenty percent (20%) of the total daily trips are anticipated to arrive or depart, or both, within one-half (1/2) hour; or (2) when the proposed use creates varying trip generation each day, but has the potential to place more than twenty percent (20%) of its maximum twenty-four (24) hour trip generation onto the adjacent transportation system within a one-half (1/2) hour period; the applicant shall submit to the city a traffic impact analysis prepared by the county or a registered Florida engineer experienced in trafficways impact analysis which shall:
 - i. Provide an estimate of the number of average and peak hour trips per day generated and directions or routes of travel for all trips with an external end.**
 - ii. Estimate how traffic from the proposed development will change traffic volumes, levels of service, and circulation on the existing and programmed trafficways.**
 - iii. If traffic generated by the proposed development requires any modification of existing or programmed components of the regional or local trafficways, define what city, county or state agencies have programmed the necessary construction and how this programming relates to the proposed development.**
 - iv. A further detailed analysis and any other information that the review committee considers relevant.**
 - v. The traffic impact study may be reviewed by an independent licensed professional engineer contracted by the city to determine whether it adequately addresses the impact, and the study supports its conclusions. The cost of review by the city's consultant shall be reimbursed to the city by the applicant.**
 - vi. When this subsection M.4.b. applies, the traffic study shall include an analysis of how the peak loading will affect the transportation system including, if necessary, an operational plan showing how the peak trips will be controlled and managed.****

The proposed development will generate fewer than 1,000 daily trips. Twenty percent of the daily trips are not anticipated to arrive or depart within one half (1/2) hour. A Traffic Impact Statement is provided.

- 5. *Dedication of rights-of-way.* Property shall be conveyed to the public by plat, deed or grant of easement as needed in accordance with the Broward County Trafficways Plan, the city's comprehensive plan, subdivision regulations and accepted applicable traffic engineering standards.**

Not applicable.

6. Pedestrian facilities. Sidewalks, pedestrian crossings, and other pedestrian facilities shall be provided to encourage safe and adequate pedestrian movement on-site and along roadways to adjacent properties. Transit service facilities shall be provided for as required by the city and Broward County Transit. Pedestrian facilities shall be designed and installed in accordance with city engineering standards and accepted applicable engineering standards.

Olakino House creates a pedestrian streetscape along Bayshore Drive. Sidewalks, street trees; and other pedestrian walkways are included to encourage safe and adequate pedestrian movement on site and along the roadways, in accordance with all applicable engineering standards.

7. Primary arterial street frontage. Where a proposed development abuts a primary arterial street either existing or proposed in the trafficways plan, the development review committee (DRC) may require marginal access street, reverse frontage with screen planting contained in a nonaccess reservation along the rear property line, deep lots with or without rear service alleys, or such other treatment as may be necessary for adequate protection of residential properties and to assure separation of through and level traffic.

Not applicable to Olakino House

8. Other roadway improvements. Roadways adjustments, traffic control devices, mechanisms, and access restrictions may be required to control traffic flow or divert traffic, as needed to reduce, or eliminate development generated traffic.

9. Street trees. In order to provide adequate landscaping along streets within the city, street trees shall be required along the length of the property abutting a street. A minimum of fifty percent (50%) of the required street trees shall be shade trees, and the remaining street trees may be provided as flowering or palm trees. These percentages may be varied based on existing or proposed physical conditions which may prevent the ability to comply with the street tree requirements of this subsection. The street trees shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements, except in the downtown RAC districts the requirements of Sec. 47-13.20. H.8 shall apply. The location and number of street trees shall be determined by the department based on the height, bulk, mass, and design of the structures on the site and the proposed development's compatibility to surrounding properties. The requirements for street trees, as provided herein, may be located within the public right-of-way as approved by the entity with jurisdiction over the abutting right-of-way.

See site plan application which details the landscaping for Olakino House, including specifications for street trees.

N. Wastewater.

1. Wastewater. Adequate wastewater services shall be provided for the needs of the proposed development. The proposed development shall be designed to provide adequate areas and easements which may be needed for the installation

and maintenance of a wastewater and disposal system in accordance with applicable health, environmental and engineering regulations, and standards. The existing wastewater treatment facilities and systems shall have adequate capacity to provide for the needs of the proposed development and for other developments in the service area which are occupied, available for occupancy, for which building permits are in effect or for which wastewater treatment or disposal capacity has been reserved. Capital expansion charges for water and sewer facilities shall be paid by the developer in accordance with Resolution 85-283, as it is amended from time to time. Improvements to the wastewater facilities and system shall be made in accordance with the city engineering and accepted applicable engineering standards.

Olakino House will use the City's sewer system, which has adequate capacity to accommodate the development.

O. *Trash management requirements.* A trash management plan shall be required in connection with non-residential uses that provide prepackaged food or beverages for off-site consumption. Existing non-residential uses of this type shall adopt a trash management plan within six (6) months of the effective date of this provision.

This is a request for a site plan approval for a residential community.

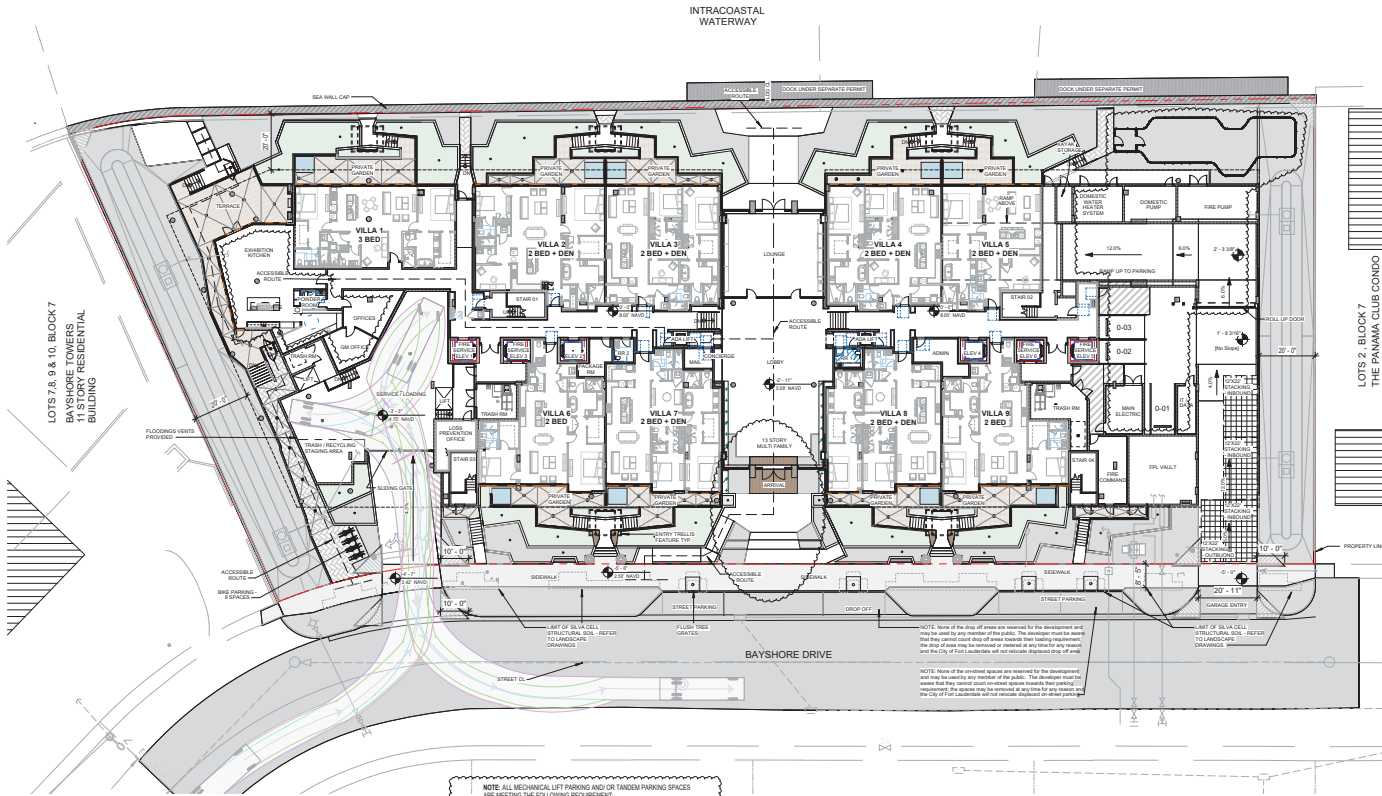
P. *Historic and archaeological resources.*

1. If a structure or site has been identified as having archaeological or historical significance by any entity within the State of Florida authorized by law to do same, the applicant shall be responsible for requesting this information from the state, county, local governmental or other entity with jurisdiction over historic or archaeological matters and submitting this information to the city at the time of, and together with, a development permit application. The reviewing entity shall include this information in its comments.

The Property has not been identified as having archaeological or historic significance.

Q. *Hurricane evacuation.* If a structure or site is located east of the Intracoastal Waterway, the applicant shall submit documentation from Broward County or such agency with jurisdiction over hurricane evacuation analysis either indicating that acceptable level of service of hurricane evacuation routes and hurricane emergency shelter capacity shall be maintained without impairment resulting from a proposed development or describing actions or development modifications necessary to be implemented in order to maintain level of service and capacity.

The Applicant shall provide written confirmation from the Broward County Emergency Management Agency confirming that the proposed Olakino House (1) will not diminish the level of service for the designated hurricane evacuation routes and (2) will not have a negative impact on the capacity of Broward County shelters.



LOCATION MAP 2
 LEGAL DESCRIPTION
 LOTS 2, 3, AND 8, BLOCK 7, BIRCH OAKS FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SITE PLAN INFORMATION	
CURRENT USE OF PROPERTY	VACANT LOTS
CURRENT LAND USE DESIGNATION	CENTRAL REGIONAL ACTIVITY CENTER
PROPOSED LAND USE DESIGNATION	CENTRAL REGIONAL ACTIVITY CENTER
CURRENT ZONING DESIGNATION	IOA (INTRACOASTAL OVERLOOK AREA)
PROPOSED ZONING DESIGNATION	IOA (INTRACOASTAL OVERLOOK AREA)
ADJACENT ZONING DESIGNATION	NBRA, IOA
WASTE / WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL SITE AREA - NET	1.534 ACRES TOTAL / 67,011 SF
TOTAL PERVIOUS EXISTING (LANDSCAPE)	67,011 S.F. (100%)
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	16,788 S.F. (25.05%) 25% REQUIRED NO CHANGE
TOTAL IMPERVIOUS EXISTING	0 S.F. (0%)
TOTAL IMPERVIOUS PROPOSED	50,154 S.F. (74.86%) NO CHANGE
TOTAL BUILDING FOOTPRINT EXISTING	0 S.F. (0%)
TOTAL BUILDING FOOTPRINT PROPOSED	38,297 S.F. (57.15%) NO CHANGE

	PREVIOUS APPROVAL	PROPOSED
	65 UNITS APPROVED	83 UNITS PROPOSED
DENSITY-RESIDENTIAL DEVELOPMENT 70 UNITS/ACRE		
PARKING REQUIRED: 4 (2 BEDROOM) x 2 UNIT = 8 SPACES 37 (2 BEDROOM+DEN) BRU x 2.1 UNIT = 77.7 SPACES 42 (3 BEDROOM + DEN) x 2.2 UNIT = 92.4 SPACES		
TOTAL REG. PARKING	= 178.1 SPACES	178 SPACES (110 STANDARD +22 COMPACT +46 ADA)
HC PARKING (INC. IN TOTALS)	6 SPACES	NO CHANGE
COMPACT PARKING (MAX. 20% OF REG.)	22 SPACES	23 SPACES
LOADING ZONE - PER TABLE 47-20.2	0	NO CHANGE
BICYCLE PARKING	8 SPACES	NO CHANGE
BUILDING HEIGHT	120'	144' W/ MAX. FLOORPLATE OF 12,330 SF ABOVE 65'
PODIUM & TOWER STEPBACK (NO REQ. IN ORIGINAL APPROVAL)	30'-6" PODIUM TOWER STEPBACK VARIES, SEE PLANS	35'-6" PODIUM TOWER STEPBACK VARIES, SEE PLANS NO CHANGE
NUMBER OF STORES	11 STORES	13 STORES
BUILDING WIDTH AND LENGTH	388' 6" MAX. - PODIUM 28,714 S.F. / 42.85%	NO CHANGE
DISTANCE BETWEEN BUILDINGS	39'-3" MIN.	NO CHANGE
LOT WIDTH	VARIES ACROSS SITE - SEE SURVEY	NO CHANGE
LOT COVERAGE	38,297 S.F. (57.15%)	NO CHANGE
OPEN SPACE	28,714 S.F. / 42.85%	NO CHANGE
LANDSCAPE AREA (20% PER IADR 47-21.13.B.14)	16,788 S.F. (25.05%) 25% REQUIRED	NO CHANGE
VEHICULAR USE AREA (VUA)	861 S.F.	NO CHANGE

SETBACKS - NO CHANGE			
FRONT (EAST)	HEIGHT	REQUIRED	NO CHANGE FROM PREVIOUS APPROVAL TO PROPOSED
		MIN.	TO BUILDING ENVELOPE (SEE STREET BALCONY ARCH DESIGN ELEMENT)
0'-0" - 15'-4"	20'-0"	20'-0"	20'-0"
15'-4" - 144'-0"	20'-0"	20'-0"	20'-0"
SIDE (NORTH)	20'-0"	20'-0"	20'-0"
0'-0" - 30'-0"	20'-0"	20'-0"	20'-0"
30'-0" - 135'-4"	20'-0"	20'-0"	20'-0"
135'-4" - 144'-0"	20'-0"	20'-0"	20'-0"
SIDE (SOUTH)	20'-0"	20'-0"	20'-0"
0'-0" - 30'-0"	20'-0"	20'-0"	20'-0"
30'-0" - 135'-4"	20'-0"	20'-0"	20'-0"
135'-4" - 144'-0"	20'-0"	20'-0"	20'-0"
REAR (WEST)	20'-0"	20'-0"	20'-0"
0'-0" - 30'-0"	20'-0"	20'-0"	20'-0"
30'-0" - 144'-0"	20'-0"	20'-0"	20'-0"

NOTE:
 - PREVIOUS APPROVAL APPROVED AS DEVELOPMENT OF SIGNIFICANT IMPACT PER IOA DISTRICT ULRB SEC. 47-12.5.D.1.4
 - ZONING CODE WAS REVISED AFTER PREVIOUS APPROVAL
 - CURRENT ZONING SETBACKS WERE SUPPLIED TO 0' ON ALL SIDES

NOTE: ALL MECHANICAL LIFT PARKING AND/OR TANDEM PARKING SPACES ARE MEETING THE FOLLOWING REQUIREMENT

- THE SPACES MUST BE RESERVED AND ASSIGNED TO DWELLING UNITS WHICH ARE REQUIRED TO HAVE TWO OR MORE PARKING SPACES PER UNIT (E.G. UNITS WITH TWO OR MORE BEDROOMS).
- AT LEAST ONE OF THE SPACES MUST BE LOCATED WITHIN AN ENCLOSED GARAGE, IN ORDER TO AVOID VISUAL CLUTTER.
- BOTH OF THE SPACES MUST BE STANDARD SIZE; NO COMPACT OR HANDICAPPED ACCESSIBLE TANDEM SPACES ARE PERMITTED.
- VERTICAL TANDEM SHALL HAVE THE FOLLOWING DIMENSION 10 FEET STALL LENGTH 8 FEET 6 INCHES STALL WIDTH WITH A MINIMUM OF 4 FEET IN CLEAR HEIGHT ABOVE THE PARKING SPACE ENTRANCE LEVEL.

NOTE: ALL MECHANICAL PARKING WILL BE ASSIGNED TO 2 AND 3 BEDROOM UNITS.

SOLID WASTE / RECYCLING MANAGEMENT

- THE SOLID WASTE AND RECYCLE WILL BE COLLECTED FROM THE DRIVEWAY. THE OPERATOR ANTICIPATES COLLECTION BY A PRIVATE LICENSED CONTRACTOR 2 TIMES PER WEEK OR MORE AS NEEDED.
- THE COLLECTION WILL OCCUR BY ACCESS FROM BAYSHORE DRIVE. SERVICE TURNING RIGHT TO SHOW CIRCULATION ARE PROVIDED.
- THE TRASH AND RECYCLE CONTAINERS WILL BE STORED AT ALL TIMES WITHIN THE TRASH ROOM INSIDE THE BUILDING. THE CONTRACTOR WILL BE PROVIDED WITH ACCESS TO THE TRASH ROOM FOR PICK-UP.
- THE WASTE SYSTEM WILL MEET THE CAPACITY REQUIREMENTS OF THE BUILDING ORDINANCE REQUIREMENTS.



SITE PLAN 1
 1" = 20'-0"
 -1.00

REV	DATE	DESCRIPTION	BY	CHKD
1.0	12/20/23	ISSUE FOR PERMIT		

GARCIA STROMBERG
 GS4studios
 ARCHITECTS
 2800 N. W. 11th Ave., Suite 111, Fort Lauderdale, FL 33304
 TEL: 954.763.0001 | FAX: 954.763.0002
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OLAKINO HOUSE
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FL
 33304

SITE PLAN
A-1.00



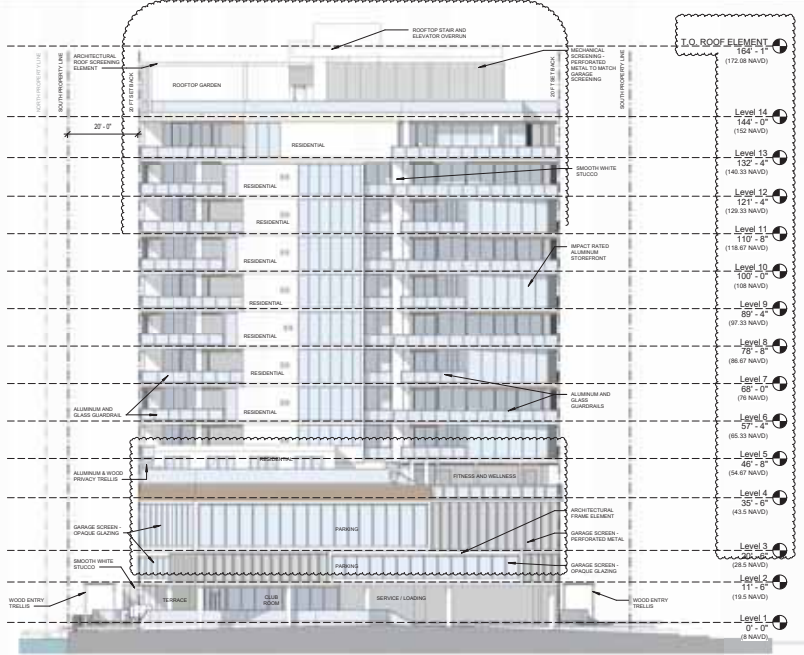
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REV.	DATE	DESCRIPTION	BY	CHK

GARCIA STROMBERG
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ARCHITECTURAL FIRM

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Phone: 754.366.1111
Fax: 754.366.1111
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DRC-EAST ELEVATION 1
1/16" = 1'-0" -A-2.01

DRC-SOUTH ELEVATION 2
1/16" = 1'-0" -A-2.01

11.10.2023 SITE PLAN AMENDMENT

PROJECT NAME: **ELEVATIONS**

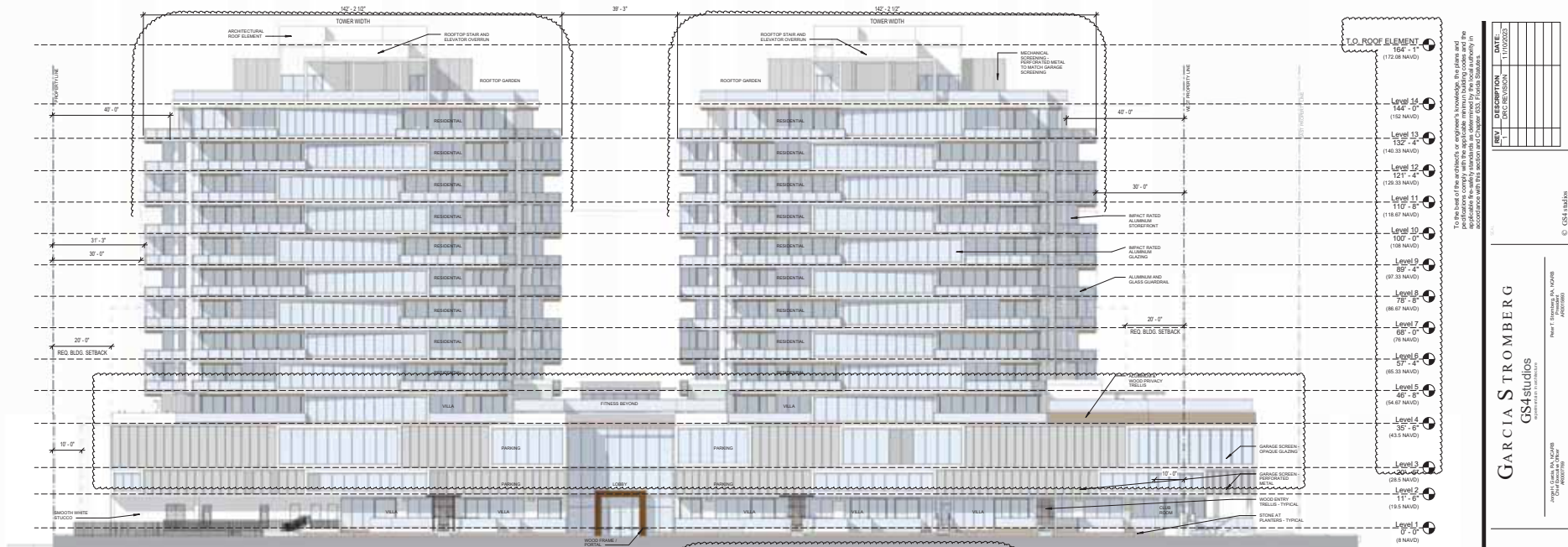
SHEET NUMBER: **-A-2.01**

LOCATION: **Location Ventures**

200 BAYSHORE DRIVE
CORAL GABLES, FL
CORAL GABLES, FL

PROJECT: **OLAKINO HOUSE**

551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304



DRC-WEST ELEVATION 1
1/16" = 1'-0" A-2.02

DRC-NORTH ELEVATION 2
1/16" = 1'-0" A-2.02

11.10.2023 SITE PLAN AMENDMENT

PROJECT: **OLAKINO HOUSE**
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FL 33304

PREPARED BY: **GARCIA STROMBERG**
 GS4studios
 2900 Lake Park Drive, Suite 101, Fort Lauderdale, FL 33304
 Tel: 954.341.6888 | Fax: 954.341.6889 | Email: info@garciastromberg.com

DATE: 11/10/2023

REV	DESCRIPTION	DATE

CLIENT: **Location Ventures**
 508 ALAMARA
 CIRCLE, STE. 600
 CORAL GABLES, FL

ARCHITECT: **GARCIA STROMBERG**
 GS4studios
 2900 Lake Park Drive, Suite 101, Fort Lauderdale, FL 33304
 Tel: 954.341.6888 | Fax: 954.341.6889 | Email: info@garciastromberg.com

DATE: 11/10/2023

PROJECT NUMBER: 2008

DATE: 11/10/2023

SCALE: 1/16" = 1'-0"

PROJECT: **OLAKINO HOUSE**
 551 BAYSHORE DRIVE
 FORT LAUDERDALE, FL 33304

PREPARED BY: **GARCIA STROMBERG**
 GS4studios
 2900 Lake Park Drive, Suite 101, Fort Lauderdale, FL 33304
 Tel: 954.341.6888 | Fax: 954.341.6889 | Email: info@garciastromberg.com

DATE: 11/10/2023

SCALE: 1/16" = 1'-0"

PROJECT NUMBER: 2008



PEDESTRIAN VIEW ALONG BAYSHORE DRIVE

1
4:2,000

11.06.2023 SITE PLAN AMENDMENT

PROJECT NUMBER: 0087

-A-2.00A

DATE: 11/06/2023 PM

PROJECT

OLAKINO HOUSE
551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

CLIENT

Location Ventures
280 ALHAMBRA
CIRCLE, STE 100
CORAL GABLES, FL

GARCIA STROMBERG

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1515 GARDEN CITY AVENUE
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MIAMI, FL 33139
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To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable laws, rules and regulations of the State of Florida and the local jurisdiction in accordance with this section and Chapter 63B, Florida Statutes.

REV	DESCRIPTION	DATE



WATERWAY VIEW LOOKING EAST

1
A-2.00B

11.06.2023 SITE PLAN AMENDMENT

PROJECT: OLAKINO HOUSE
551 BAYSHORE DRIVE
FORT LAUDERDALE, FL
33304

CLIENT: OLAKINO HOUSE
299 ALHAMBRA
CORAL GABLES, FL

OWNER: GARCIA STROMBERG
GS4studios

299 N.W. 10th Street, Suite 111 | Fort Lauderdale, FL 33311 | TEL: 954.478.8883 | Corporate Website: AA20230223

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In the event of an accident, fire or other such event, the architect and professional engineer shall be held harmless for any and all claims and damages, including reasonable attorney's fees, arising out of or from the performance of their professional services under this contract.

REV	DESCRIPTION	DATE